

2007-009721

Klamath County, Oregon

THIS SPACE RES.



05/30/2007 03:15:08 PM

Fee: \$26.00

MT79338-SH

After recording return to:

Robert D. McCullough

Po Box 307

Keno, OR 97627

Until a change is requested all
tax statements shall be sent to
The following address:

Robert D. McCullough

Po Box 307

Keno, OR 97627

Escrow No. MT79338-SH

Title No. 0079338

SWD

STATUTORY WARRANTY DEED

Cole Ferguson, Grantor(s) hereby convey and warrant to **Robert D. McCullough**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$60,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 22 day of MAY, 07.

Cole Ferguson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 22nd, 2007 by Cole Ferguson.

(Notary Public for Oregon)

My commission expires 2-27-2010



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Government Lot 6 in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the Southeasterly line of Klamath River Road (a public road by use) from which the $\frac{1}{4}$ corner common to Sections 25 and 36 bears North $54^{\circ} 04' 19''$ West 394.87 feet; thence North $61^{\circ} 28' 41''$ East 205.26 feet, along the Southeasterly line of said Klamath River Road to a 5/8 inch iron rod on the Southwesterly line of Riveredge Road of Klamath River Acres subdivision; thence, along the Southwesterly line of said Riveredge Road, South $54^{\circ} 58' 00''$ East 80.48 feet to a 5/8 inch iron rod; thence, continuing along the Southwesterly line of said Riveredge Road, along a 1,048.37 foot radius curve to the left 99.40 feet (the long chord of which bears South $57^{\circ} 40' 34''$ East 99.35 feet) to a 5/8 inch iron rod; thence North $89^{\circ} 46' 30''$ West 330.12 feet to the point of beginning.